

TOWN CENTRE RETAIL UNIT TO LET



750Sq.Ft. **(69.68**Sq.M.) approx. N.I.A.

Unit 10 Kingsland Centre

Thatcham

Berkshire

RG19 3HN

Suitable For A Variety Of Uses S.T.P.

kemptoncarr.co.uk | Reading office 0118 402 6893



Location

Thatcham is an old market town in the heart of West Berkshire, located circa 15 miles west of Reading and 3 miles east of Newbury. The town has a population of 26,000 (Census 2021) and excellent road links to both the A34 and M4 via the A4 (Bath Road).

Description

The property comprises ground floor retail accommodation, adjacent to Costa Coffee, in the heart of the Kingsland Centre which consists of 18 retail units. There is a large surface car park fronting the entrance to Waitrose, which provides 150 parking spaces, with further car parking to the centre of Twyford on the opposite side of the Centre.

Accommodation

	Sq. Ft.	M2
Ground Floor Retail	750	69.68

Approx net internal area (NIA)

EPC

D-90

Legal Costs/VAT

Each party to bear their own professional and legal costs. The property is elected to pay VAT.

Terms

Rent: £22,500 per annum exclusive

The above rent will be exclusive of business rates, service charge, insurance and utilities, and subject to VAT. Current service charge is approximately £860 per annum.

A new fully repairing and insuring lease is to be granted for a term to be agreed by negotiation.

Business rates

The billing authority is West Berkshire County Council.

Rateable Value - £17,500

We suggest amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.



Viewing and further information



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